

# MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

January 19, 2012

On January 19, 2012, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

## PRESENTATIONS

### *Draft FY 2013 Housing Blueprint*

At 6:33 p.m., HCD Associate Director of Administration Tom Fleetwood gave a presentation on the Draft FY 2013 Housing Blueprint. Brief discussion followed. The presentation ended at 7:04 p.m.

## CALL TO ORDER

FCRHA Chair Elisabeth Lardner called the Regular Meeting of the FCRHA to order at 7:04 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

### PRESENT

Elisabeth Lardner, Chairman  
John Betts  
Robert C. Carlson  
Christopher Craig  
Willard Jasper  
Richard Kennedy  
H. Charlen Kyle  
Albert J. McAloon  
Robert Schwaninger

### ABSENT

Rod Solomon  
Richard C. Sullivan, Jr.

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; John Payne, Deputy Director, Real Estate; David Ellis, Interim Deputy Director; Tom Fleetwood, Associate Director, Administration; Patti Schlener, Director, Administration; Robert Easley, Director, Financial Management Division; Carol Erhard, Director, Rental Services; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Barbara Silberzahn, Director, Homeownership & Relocation Division (H&R); Abdi Hamud, Program Manager, H&R; Nicole Wickliffe, Associate Director, Property Management Division; Cynthia Ianni, Director, Design, Development and Construction Division (DD&C); Charlene Fuhrman-Schulz, Development Officer, DD&C; Rex Peters, Associate Director, DD&C; Michelle Meadows, Housing Services Specialist II, Homeownership and Relocation Division (H&R); Vincent Rogers, Senior Program Manager, Rental Services Division; Robert Fields, Associate Director, REFGM; Kehinde Powell, Housing Community Developer III, REFGM; Mike Trent, Network Analyst, Information Systems and Services (ISS); and Peter Uhrmacher, FCRHA Assistant.

Other staff in attendance: Cynthia Tianti, Deputy County Attorney; Ryan Wolf, Assistant County Attorney and FCRHA Counsel; Bridget Hill, Revitalization Program Manager, Office of Community Revitalization (OCR) and Kari Warren, Department of Family Services (DFS).

## PRESENTATIONS

### *Briefing by the County Executive*

At 7:05 p.m., Fairfax County Executive Anthony Griffin gave a presentation on the county economic outlook and prospects for the FY 2013 budget. Brief discussion followed. The presentation ended at 7:34 p.m.

## PUBLIC HEARING

### *Public Hearing on the Draft Fairfax County Redevelopment and Housing Authority Annual Plan for Public Housing and Housing Choice Voucher Programs for FY 2012*

The FCRHA Chair opened the Public Hearing on the Draft Fairfax County Redevelopment and Housing Authority Annual Plan for Public Housing and Housing Choice Voucher Programs for FY 2012 at 7:35 p.m.

With no one signed up to speak, the Chair extended an invitation to members of the audience to address the Board. Kari Warren, on behalf of the Fairfax County Commission for Women, took the opportunity to introduce herself and organization to the Board, and provided comments on the language in the draft Annual Plan concerning the Violence Against Women Act (VAWA). Discussion followed with input from Vincent Rogers, Senior Program Manager, Rental Services Division.

With no one else wishing to speak the Chair closed the Public Hearing at 7:44 p.m.

## CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:45 p.m. With no one signed up and no one in the audience wishing to speak the Chair closed citizen time at 7:45 p.m.

## APPROVAL OF MINUTES

### **December 8, 2011**

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, that the FCRHA approve the Minutes of the December 8, 2011 Regular Meeting. A vote was taken and the motion carried, with Commissioners McAloon and Betts abstaining.

ACTION ITEMS

1.

**RESOLUTION NUMBER 01-12**

Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA)  
Strategic Plan – Action Plan for FY 2013

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) adopted a five-year Strategic Plan for the period from July 1, 2010 through June 30, 2015;

WHEREAS, the FCRHA annually adopts a Fiscal Year Strategic Plan – Action Plan outlining how the FCRHA and the Department of Housing and Community Development will meet the goals of the Five-Year Strategic Plan;

NOW THEREFORE BE IT RESOLVED that the FCRHA does hereby adopt the Strategic Plan-Action Plan for FY 2013, as presented to the FCRHA at its meeting on January 19, 2012.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, to adopt Resolution Number 01-12. After a brief discussion a roll call vote was taken with the following results:

AYE

Elisabeth Lardner, Chair  
Robert C. Carlson  
Christopher Craig  
Willard Jasper  
Richard Kennedy  
H. Charlen Kyle  
Albert J. McAloon  
Robert Schwaninger

NAY

John Betts

2.

**RESOLUTION NUMBER 02-12**

Approval of Recommendations for the Use of FY 2013  
Community Development Block Grant and HOME Investment Partnership Funds

WHEREAS, Fairfax County's Fiscal Year (FY) 2013 Community Development Block Grant entitlement funding is anticipated to be \$4,416,297; and

WHEREAS, Fairfax County's FY 2013 HOME Investment Partnership

grant entitlement funding is anticipated to be \$1,405,365; and

WHEREAS, CDBG prior year funds in the amount of \$891,520 are expected to be available for use in FY 2013; and

WHEREAS, HOME prior year funds in the amount of \$335,796 are expected to be available for use in FY 2013;

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

- (1) approves recommendations for the use of FY 2013 and prior years Community Development Block Grant and HOME funds presented to the FCRHA at its meeting on January 19, 2012, and
- (2) authorizes forwarding those recommendations to the Consolidated Community Funding Advisory Committee and the Fairfax County Board of Supervisors for consideration under the public comment period for the Proposed Consolidated Plan One-Year Action Plan Use of Funds for FY 2013.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Carlson, to adopt Resolution Number 02-12. After a brief discussion a roll call vote was taken with the following results:

AYE  
Elisabeth Lardner, Chair  
Robert C. Carlson  
Willard Jasper  
Richard Kennedy  
H. Charlen Kyle  
Albert J. McAloon  
Robert Schwaninger

NAY  
John Betts

ABSTAIN  
Christopher Craig

3.

### **RESOLUTION NUMBER 03-12**

Authorization, Subject to the Approval of the Fairfax County Board of Supervisors, to Make a Loan to Wesley Mt. Vernon Owner LLC, in an Amount Not to Exceed \$4,800,000, for the Acquisition and Rehabilitation of Mt. Vernon Apartments (Mt. Vernon District)

WHEREAS, Wesley Mt. Vernon Owner LLC., a Virginia limited partnership, submitted a request for financing under the Housing Blueprint (Blueprint) as a source of financing for the acquisition, rehabilitation and preservation of the 184-unit Mt. Vernon Apartments; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) wishes to assist Wesley Mt. Vernon Owner LLC. acquire, rehabilitate and preserve the 184-unit Mt. Vernon Apartments project in order to preserve affordable rental housing in Fairfax County by providing a loan, to Wesley Mt. Vernon Owner LLC. in an amount of up to \$4,800,000.

NOW, THEREFORE, BE IT RESOLVED that the FCRHA, subject to approval by the Board of Supervisors, hereby authorizes:

- 1) Making a loan to Wesley Mt. Vernon Owner LLC. for the Mt. Vernon Apartment project in an amount not to exceed \$4,800,000 subject to the terms and conditions described in the Action Item presented to the FCRHA on January 19, 2011; and
- 2) The allocation of Housing Blueprint funds in an amount not to exceed \$4,800,000 for the purpose of the Mt. Vernon Apartments Loan.
- 3) The extension of the permanent loan(s) closing and tax credit equity closing to February 1, 2013. Failure to close by February 1, 2013 will result in de-obligation of the Housing Blueprint Loan, unless the FCRHA and Board of Supervisors, at their sole discretion, decide to extend the deadline.

BE IT FURTHER RESOLVED that the FCRHA authorizes Paula C. Sampson, Assistant Secretary, to negotiate all loan terms on behalf of the FCRHA and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the making of the Loan for the acquisition and rehabilitation of the 184-unit Mt. Vernon Apartments.

A motion was made by Commissioner Schwaninger, seconded by Commissioner McAloon, to adopt Resolution Number 03-12. A motion was subsequently made by Commissioner McAloon, seconded by Commissioner Jasper, to amend the main motion by adding a third paragraph, as follows:

“WHEREAS, while some displacement will be inevitable, it is important to minimize the impact on individuals and families.”

A vote was taken, and the motion on the amendment carried unanimously. Following a brief presentation by Shelly Murphy of Wesley Housing Development Corporation, a roll

call vote was taken on the main motion, as amended, with the following results:

AYE  
Elisabeth Lardner, Chair  
Robert C. Carlson  
Christopher Craig  
Willard Jasper  
Richard Kennedy  
H. Charlen Kyle  
Albert J. McAloon  
Robert Schwaninger

NAY  
John Betts

ABSTAIN

ADMINISTRATIVE ITEMS

1.

**RESOLUTION NUMBER 04-12**

Authorization to Schedule a Public Hearing on the Fairfax County Redevelopment and Housing Authority (FCRHA) FY 2013 Proposed Budget and the Certification of the FY 2013 Proposed Budget as Consistent with the Proposed FCRHA Strategic Plan – Action Plan for FY 2013

WHEREAS Title 36 (Housing Authorities Law) of the Code of Virginia requires that “Before any [housing] authority gives final approval to (i) its budget or (ii) any request for funding for submission to the governing body, the authority shall hold at least one public hearing to receive the views of citizens within the area of operation of the authority.”

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the scheduling of a public hearing on the FY 2013 Proposed Budget and the certification of the proposed budget as consistent with the proposed FCRHA Strategic Plan – Action Plan for FY 2013, at its February 23, 2012 meeting.

A motion was made by Commissioner Schwaninger, seconded by Commissioner McAloon, to adopt Resolution Number 04-12. After brief discussion, a vote was taken and the motion carried unanimously.

2.

**RESOLUTION NUMBER 05-12**

Approval of Proposed Modifications to Guidelines for Curing a Default in the First-Time Homebuyers Program

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) amends the guidelines for curing defaults in the First-Time Homebuyers Program that was adopted on April 11, 2002 and modified in May 2004 and January 2009, as follows:

- The FCRHA as the maker of a loan to cure a default for a homeowner in the First-Time Homebuyers Program will require the borrower to authorize and provide the FCRHA with direct deposit of the monthly loan payments from their personal account to the Department of Housing and Community Development as provided for in the terms of the note.
- If payment is not forthcoming, the staff is authorized to pursue garnishments of the borrower's salary to obtain payment.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, to adopt Resolution Number 05-12. Following a brief presentation by Barbara Silberzahn, Director, Homeownership & Relocation Division, a vote was taken and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – December 8, 2011
2. Minutes of the Planning and Development Committee Meeting – January 11, 2012
3. Minutes of the Finance Committee Meeting – January 11, 2012
4. Minutes of the Committee of the Whole Meeting – January 11, 2012
5. Semi-Annual At-Risk Housing Report: Summary of Sales and Market Trends; Status of At-Risk Affordable Apartment Complexes and Loss of Affordability Resulting from Expiring Government Finance Agreements and Subsidy Contracts and Escalating Rents
6. FCRHA Strategic Plan: Status Report on Fiscal Year 2011 Action Plan
7. Affordable Dwelling Unit (ADU) Tracking Report

8. Fairfax County Redevelopment and Housing Authority Calendar of Meetings –  
February and March 2012

CLOSED SESSION

A motion was made by Commissioner Schwaninger, seconded by Commissioner Carlson, move that the Fairfax County Redevelopment and Housing Authority (“FCRHA”) go into Closed Session for (a) discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA, and (b) consultation, pursuant to Virginia Code Section 2.2-3711(A)(7), with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel.

The motion carried and the FCRHA went into Closed Session at 8:32 p.m.

OPEN SESSION RESUMES

A motion was made by Commissioner Schwaninger, seconded by Commissioner Jasper, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A roll call vote was taken as follows:

AYE  
Elisabeth Lardner, Chair  
John Betts  
Robert C. Carlson  
Christopher Craig  
Willard Jasper  
Richard Kennedy  
H. Charlen Kyle  
Albert J. McAloon  
Robert Schwaninger

NAY

ABSTAIN

The motion carried unanimously by the commissioners present and Open Meeting resumed at 9:15 p.m.

RESOLUTIONS



1.

**RESOLUTION NUMBER 06-12**

Fairfax County Redevelopment and Housing Authority (FCRHA) to Not Exercise Its Right of Purchase of Woodley Hills Manufactured Home Located at 2828 Camellia Drive, Alexandria, VA 22306 (Mt. Vernon District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) elects not to exercise its right of purchase of the property at 2828 Camellia Drive, Alexandria, VA 22306.

A motion was made by Commissioner Schwaninger, seconded by Commissioner Kennedy, to adopt Resolution Number 06-12. After brief discussion, a vote was taken and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

**MOTION**

A motion was made by Commissioner Schwaninger, seconded by Commissioner Kyle, that the FCRHA sign on to the letter circulated by Commissioner Lardner during Board Matters, endorsing the Fiscal Year 2013 Housing Blueprint, as presented prior to the FCRHA meeting.

A roll call vote was taken as follows:

AYE  
Elisabeth Lardner, Chairman  
Willard Jasper  
Richard Kennedy  
H. Charlen Kyle  
Albert J. McAloon  
Robert Schwaninger

NAY  
John Betts

ABSTAIN  
Christopher Craig  
Robert Carlson

ADJOURNMENT

A motion was made by Commissioner Schwaninger, seconded by Commissioner Kyle, to adjourn the meeting at 9:09 p.m. A vote was taken and the motion carried unanimously.

(Seal)

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Elisabeth Lardner, Vice-Chairman

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Paula C. Sampson, Assistant Secretary